

FY 2016 AMI, CHFA & HOME Rent Tables for Boulder County

2016 MAXIMUM RENTS							2016 INCOME LIMITS							
Definitions	AMI	0 BR	1 BR	2 BR	3 BR	4 BR	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Median	100%	1,660	1,778	2,135	2,465	2,750	66,400	75,900	85,400	94,800	102,400	110,000	117,600	125,200
Maximum Income	84%	N/A	N/A	N/A	N/A	N/A	55,760	63,756	71,736	79,632	86,016	92,400	98,784	105,168
	80%	1,328	1,423	1,708	1,972	2,200	53,120	60,720	68,320	75,840	81,920	88,000	94,080	100,160
HUD Low	69.3%	1,150	1,232	1,480	1,708	1,906	46,000	52,600	59,150	65,700	71,000	76,250	81,500	86,750
	65%	1,079	1,156	1,387	1,602	1,787	43,160	49,335	55,510	61,620	66,560	71,500	76,440	81,380
	60%	996	1,067	1,281	1,479	1,650	39,840	45,540	51,240	56,880	61,440	66,000	70,560	75,120
	55%	913	978	1,174	1,355	1,512	36,520	41,745	46,970	52,140	56,320	60,500	64,680	68,860
HUD Very Low	50%	830	889	1,067	1,232	1,375	33,200	37,950	42,700	47,400	51,200	55,000	58,800	62,600
	45%	747	800	960	1,109	1,237	29,880	34,155	38,430	42,660	46,080	49,500	52,920	56,340
	40%	664	711	854	986	1,100	26,560	30,360	34,160	37,920	40,960	44,000	47,040	50,080
HUD Extremely Low	30%	498	533	640	739	825	19,920	22,770	25,620	28,440	30,720	33,000	35,280	37,560

2016 HOME Rent Limits	0 BR	1 BR	2 BR	3 BR	4 BR
Low HOME Rent	870	932	1,118	1,292	1,442
High HOME Rent	989	1,142	1,381	1,686	1,861
Fair Market Rent	989	1,142	1,381	2,004	2,382

MAXIMUM INCOME: Maximum Income has defined in the Covenant is 140% of the applicable AMI. Please note that the city has updated our Maximum Income Policy to allow household income to increase after initial occupancy up to 140% of 60% AMI *or* 84% of the Median Income Limit. The city has updated our 2015 AMI, CHFA & HOME Rent Tables to include the maximum income at 84% AMI based on household size. Please contact Shelly Conley, Compliance & Project Manager at 303-441-3231 if you have any questions regarding this policy.